



City of Santa Barbara

STAFF HEARING OFFICER

MINUTES

JUNE 20, 2018

9:00 A.M.

David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

STAFF:

Susan Reardon, Staff Hearing Officer/Senior Planner
Krystal M. Vaughn, Commission Secretary

CALL TO ORDER

Ms. Reardon called the meeting to order at 9:00 a.m.

STAFF PRESENT

Susan Reardon, Staff Hearing Officer/Senior Planner
Allison De Busk, Project Planner
Megan Arciniega, Associate Planner
Tony Boughman, Assistant Planner
Stephanie Swanson, Assistant Planner
Krystal M. Vaughn, Commission Secretary

I. PRELIMINARY MATTERS

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

None

- B. Announcements and appeals.

Ms. Reardon announced the following:

1. The July 4, 2018 Staff Hearing Officer meeting has been canceled due to the Independence Day holiday.
2. Pursuant to California Government Code §65852.2, Ms. Reardon announced the Staff Hearing Officer's decision approving the Coastal Development Permit for an Accessory Dwelling Unit on a property located at 1506 Shoreline Drive (MST2018-00125) making the findings as outlined in the Staff Report dated June 13, 2018. Said

approval is subject to the conditions as outlined in the Staff Report dated June 13, 2018, and as revised at the hearing. **Assigned Resolution No. 022-18.**

3. Pursuant to California Government Code §65852.2., Ms. Reardon announced the Staff Hearing Officer's decision approving the Coastal Development Permit for an Accessory Dwelling Unit on a property located at 1130 Del Sol Avenue (MST2018-00067) making the findings as outlined in the Staff Report dated June 13, 2018. Said approval is subject to the conditions as outlined in the Staff Report dated June 13, 2018. **Assigned Resolution No. 023-18.**
4. Pursuant to California Government Code §65852.2., Ms. Reardon acknowledged email correspondence from Evonne Dicus with concerns and announced the Staff Hearing Officer's decision approving the Coastal Development Permit for an Accessory Dwelling Unit on a property located at 115 Oceano Avenue (MST2018-00087) making the findings as outlined in the Staff Report dated June 13, 2018. Said approval is subject to the conditions as outlined in the Staff Report dated June 13, 2018. **Assigned Resolution No. 024-18.**

C. Comments from members of the public pertaining to items not on this agenda.

No public comment.

II. PROJECTS

ACTUAL TIME: 9:04 A.M.

A. **APPLICATION OF KEITH RIVERA, ARCHITECT FOR JACK DELANO FAMILY LIMITED PARTNERS, 806 VINE AVENUE, APN 031-023-009, R-M ZONE (RESIDENTIAL MULTI-UNIT), GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (15-27 DU/ACRE) (MST2017-00528)**

The proposed project involves relocating an existing 1,631 square foot (net) duplex from 415 Old Coast Highway to the subject 9,494 square foot lot that is currently developed with a 1,283 square foot (net) single family residence. The relocated duplex would be converted to a single family residence and a 680 square feet (net) of new habitable space is proposed as an understory to the residence along with a new 857 square foot (net) three-car garage. Two tandem spaces in the garage would serve the relocated unit, and the third space would serve the existing on-site unit. The existing single family residence on-site will remain, and no work for the unit is proposed. Site work, including new landscaping, hardscaping, grading, utilities, site fences and walls, and below-grade storm water chambers, is also proposed. The project also includes the demolition of an existing 36" tall site wall at the rear of the lot, removal of a hedge along the Olive Street frontage, and demolition of a 60 square foot (net) detached shed in the rear yard.

The discretionary application under the jurisdiction of the Staff Hearing Officer required for this project is:

1. Open Yard Modification to allow the proposed open yard to be less than the required 1,250 square feet with less than the required 20'-0" x 20'-0" minimum dimensions (SBMC §30.140.140 and SBMC §30.250.030.B), and

2. Interior Setback Modification to allow two closets and bathroom window to encroach into the required interior setback (SBMC §30.30.20.030.B and §30.250.030.B).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), and 15305 (Minor Alterations in Land Use Limitations).

Stephanie Swanson, Assistant Planner, gave the Staff presentation and recommendation.

Keith Rivera, Architect, gave the Applicant presentation.

Ms. Reardon announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

Public comment opened at 9:24 a.m.

Cliff Hirschberg spoke with concerns due to parking congestion.

Public comment closed at 9:29 a.m.

ACTION:

Assigned Resolution No. 025-18

Approved the Interior Setback Modification and Open Yard Modification, making the findings as outlined in the Staff Report dated June 13, 2018, and as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated June 13, 2018, and as revised at the hearing.

The ten calendar day appeal period to the Planning Commission was announced, and that the action is subject to suspension for review by the Planning Commission.

ACTUAL TIME: 9:36 A.M.

B. APPLICATION OF STEVE HAUSZ, ARCHITECT, FOR NATHAN VONK AND ERIN SMITH, 1936 CASTILLO STREET, APN 025-352-001, R-MH ZONE (RESIDENTIAL MULTI-UNIT AND HOTEL), GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (15-27 DU/ACRE) (MST2018-00183)

The 5,580 square-foot site is currently developed with a single family dwelling, attached one-car garage, accessory room attached to the garage, "as-built" 234 square foot deck with "as-built" overhead trellis, and a detached storage shed. The proposed project involves demolition of the "as-built" overhead trellis, detached storage shed, and attached accessory room, legalization of the "as-built" deck, and construction of 223 square foot (net) addition consisting of a bedroom, bathroom, and laundry area.

The project would abate all violations listed in ZIR2011-00165.

The discretionary application under the jurisdiction of the Staff Hearing Officer required for this project is:

1. Open Yard Modification to allow the reduction of the existing non-conforming open yard (SBMC §30.165.100 and SBMC §30.250.030.B).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations).

Stephanie Swanson, Assistant Planner, gave the Staff presentation and recommendation.

Steve Hausz, Architect, gave the Applicant presentation.

Ms. Reardon announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

Public comment opened at 9:41 a.m., and as no one wished to speak, it closed.

ACTION: **Assigned Resolution No. 026-18**
Approved the Open Yard Modification making the findings as outlined in the Staff Report dated June 13, 2018.

Said approval is subject to the conditions as outlined in the Staff Report dated June 13, 2018, and as revised at the hearing.

The ten calendar day appeal period to the Planning Commission was announced, and that the action is subject to suspension for review by the Planning Commission.

ACTUAL TIME: 9:45 A.M.

C. APPLICATION OF CHRISTOPHER DENTZEL, ARCHITECT FOR THOMAS AND PATRICIA FOLEY, 515 BRAEMAR RANCH LANE, APN 047-030-028, A-1/SD-3 ZONES, LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: RESIDENTIAL 1 UNIT PER ACRE (MST2017-00737)

The proposed project involves the construction of a new detached 1,148 square foot Accessory Dwelling Unit pursuant to Government Code §65852.2. One uncovered parking space is proposed to serve the Accessory Dwelling Unit. The project site is 1.4 acres and is currently developed with a 3,371 square foot one-story residence and attached 538 square foot two-car garage.

The project is located within the Non-Appealable Jurisdiction of the City's Coastal Zone and, because the proposed new Accessory Dwelling Unit would be detached, a Coastal Development Permit is required for the Accessory Dwelling Unit per Coastal Commission Memorandum dated April 18, 2017 (New Accessory Dwelling Unit Legislation).

The discretionary applications required for this project are:

1. A Modification to allow a detached accessory structure to be located in the remaining front yard (SBMC §§28.87.160.B and 28.92.110); and
2. A Coastal Development Permit (CDP2018-00006) to allow a detached Accessory Dwelling Unit in the Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.45.009).

Pursuant to SBMC 28.44.110, when a proposed development only involves the addition of a secondary dwelling unit to an existing single-family residence, the application shall be reviewed by the Staff Hearing Officer without a public hearing in accordance with subdivision (j) of Government Code Section 65852.2. The Staff Hearing Officer shall not issue a decision on the application until at least ten (10) calendars days after notice has been provided. The Staff Hearing Officer may receive and consider written comments from the public, but without a public hearing. The decision will be the final action of the City.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303, New Construction or Conversion of Small Structures.

Allison DeBusk, Project Planner, gave the Staff presentation and recommendation.

Christopher Dentzel, Architect, gave the Applicant presentation.

Ms. Reardon announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

Public comment opened at 9:49 a.m., and as no one wished to speak, it closed.

ACTION:**Assigned Resolution No. 027-18**

Approved the Modification and Coastal Development Permit making the findings as outlined in the Staff Report dated June 13, 2018.

Said approval is subject to the conditions as outlined in the Staff Report dated June 13, 2018.

The ten calendar day appeal period to the Planning Commission was announced, and that the action is subject to suspension for review by the Planning Commission.

ACTUAL TIME: 9:52 A.M.

D. APPLICATION OF TERI MALINOWSKI, AGENT FOR STEPHANIE ROSE TRUST, FOR A LOT LINE ADJUSTMENT AT 125-127 EUCALYPTUS HILL CIRCLE, APNS 015-231-034 AND -033, RS-15/PUD ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL 3 DU/AC (MST2017-00756)

The project consists of a lot line adjustment between two residential condominium lots. The subject lots are a part of a fourplex which is part of a 28-lot Planned Unit Development (PUD). The project proposes to transfer approximately 334 square feet of lot area from Lot 25 (127 Eucalyptus Hill Circle) to Lot 26 (125 Eucalyptus Hill Circle). Currently, the residential unit on Lot 25 is built 5 feet over the property line; the proposed adjustment would rectify the lot line with the existing development. Following the adjustment, proposed Lot 26 would be increased in size from 2,849 square feet to 3,182 square feet and proposed Lot 25 would be reduced in size from 2,699 to 2,365 square feet. The adjustment affects an interior lot line and would not change the development potential of either lot. Since both lots are a part of an approved PUD there is no required minimum lot size. No development is proposed as part of the project; however a separate application (MST2018-00027) for a new residential unit at 127 Eucalyptus Hill Circle is being processed concurrently.

The discretionary application required for this project is a Lot Line Adjustment to transfer 334 square feet from 127 Eucalyptus Hill Circle to 125 Eucalyptus Hill Circle (SBMC §27.40, Gov. Code 66412).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15305, Minor Alterations in Land Use Limitations.

Megan Arciniega, Associate Planner, gave the Staff presentation and recommendation.

Teri Malinowski, Agent, gave the Applicant presentation.

Ms. Reardon announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

Public comment opened at 9:59 a.m., and as no one wished to speak, it closed.

ACTION:

Assigned Resolution No. 028-18

Approved the Lot Area Modification making the findings as outlined in the Staff Report dated June 13, 2018.

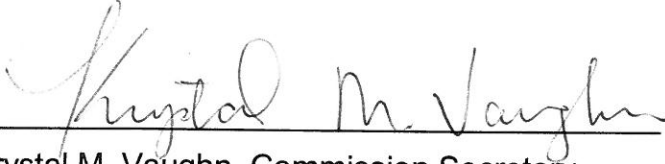
Said approval is subject to the conditions as outlined in the Staff Report dated June 13, 2018, and as revised at the hearing.

The ten calendar day appeal period to the Planning Commission was announced, and that the action is subject to suspension for review by the Planning Commission.

III. ADJOURNMENT

Ms. Reardon adjourned the meeting at 10:02 a.m.

Submitted by,



Krystal M. Vaughn, Commission Secretary

